

City Seeks Developer for Low-income Housing

The Boston Redevelopment Authority is seeking developers and property owners to build about 30 units of single-room occupancy units or small studio apartments in Chinatown. The effort is part of a settlement agreement from January of 2003 that created a \$650,000 fund for the housing that was initially to begin construction in January of 2005. The law-suit settlement came

about after the Chinese Progressive Association and a Chinatown resident sued to block the development of a high-rise apartment tower at Beach and Washington Streets (see story "Undelivered Promises?"). The BRA wants the units to be 240 to 340 square feet in size and for each to include a small bathroom and kitchenette. Those interested in building the housing must notify the BRA by Dec. 12.

Lydia Lowe of the Chinese Progressive Association said that the project would provide needed housing in Chinatown. But constructing it could pose challenges. No location for the housing has been identified yet and a BRA project manager suggested that creating the housing as part of a building renovation project could cost upwards of \$3 million. Constructing the housing in a new building could be even

more costly. "Overall the proposal looks great," said developer Ori Ron, a managing partner of the Hudson Group North America, LLC, who attended a Nov. 1 meeting about the project. But he said: "The challenge is to deliver." When asked if the Hudson Group would be interested in taking on the development, Ron said it's too early to say. —Adam Smith

Peking U. Team Sinks in the Regatta

By Tracy Chang

In their first competition on the Head of the Charles Regatta, the Peking University eight-men rowing team started out strong but then sank after colliding with another vessel, according to witnesses and those familiar with the team. The Peking U. rowers continued to race after the crash, but water CONTINUED PAGE 6



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Undelivered Promises?

Many Proposed Benefits of Apartment Tower Not Yet Realized

By Adam Smith

Four years after the City of Boston approved the development of a controversial apartment tower in Chinatown, most of the promised benefits of the project have yet to be delivered. When approved in August of 2002, the Liberty Place housing tower — now called Archstone Boston Common — was celebrated by city officials as a development that would "stabilize Chinatown," replace porn shops, and add sorely-needed housing to Boston. The project, in deals mostly brokered by the Boston Redevelopment Authority, also came with promised benefits, such as creating dozens of low-income housing units. But the proposal was the target of several protests in Chinatown. The Chinese Progressive Association, along with other neighborhood activists, feared that constructing over 400 units of expensive apartments at the 28-story Liberty Place building would lead to housing price increases throughout the neighborhood. They also felt the project violated zoning and a newly revised Chinatown community plan, both of which limited new construction to no more than 10 stories in height. The high-rise proposal — and



Protest of Liberty Place apartment tower when it was proposed four years ago

the city's strong support for it — frustrated community groups and led to tension between supporters and detractors. Divisiveness over the proposal grew so strong that at one point, during a street theater protest, activists portrayed the developers as money-hungry enemies of Chinatown. In turn, a co-developer of the tower suggested that Chinatown activists were "urban terrorists" and, without revealing any evidence, he accused them of severing a water main at the development site. The co-developer, W. Kevin Fitzgerald, who is no longer part of the project, later retracted his accusation and apologized. As the controversial proposal gained greater media attention, the mayor and the Boston CONTINUED PAGE 3



Archstone Boston Common Photo by Adam Smith

Restaurant Planned for Mason Place

By Adam Smith

A Japanese restaurant is slated to open in the same building as an elderly housing complex at 80 Mason Place, but some residents say they don't want the restaurant to open in their building. The management company for the building says the commercial space where the sushi bar and grille will open in six months is zoned for food service. "We clearly understand that we have 127 elderly residents; their needs come first," said Richard Henken president of Federal Management Company. But one tenant's grandson, Peter Lau, said he doesn't want the restaurant to open in the

same building in which his 80-year-old grandmother lives. He said he's passing around a petition in hopes of blocking the opening of Exotic Grille and



80 Mason St. -Photo by A. Smith

Sushi. Lau said he first discovered the restaurant plan after reading about it in a Boston Herald article. He said he fears the restaurant would disrupt the lives of elderly tenants with garbage pickup, cooking smoke, grease disposal, and increased traffic. Henken, however, said the management company would not allow a commercial tenant to pose a burden to its other residents. "[80 Mason Place] is on a main street with restaurants all around," he said, adding that he expects the restaurant owners to be "model citizens." - Anita Chang contributed to this story.

Nursing Home President Has Chinatown Roots

By Adam Smith

Richard Lui may not have a name that's well known in the neighborhood, but he is certainly no stranger to Chinatown. Lui, who replaced Helen Chin Schlichte as board president of South Cove Manor nursing CONTINUED PAGE 5



Richard Lui

## ah-Lin!

by Lillian Chan



# SAMPAN

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## Who's Your Pick for Governor?



**Mylien Nguyen**

Age: 60s  
Occupation: small business owner

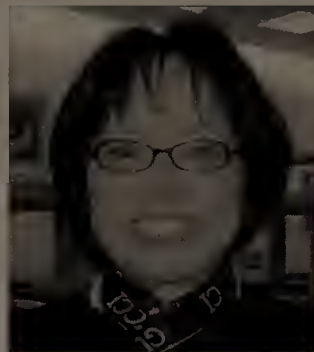
I am not certain yet, but I might vote for Kerry Healey, partly because of her immigration ideas. She doesn't support illegal immigrants getting drivers licenses and in-state tuition.



**Tram Nguyen**

Age: 22  
Occupation: student

I will vote for Kerry Healey because I like her ideas better. Moreover, she is a woman who can symbolize a milestone for women.



**Kuncha Pattishall**

Age: 51  
Occupation: manager of a financial institution

I have not decided yet. I will decide who I will vote for after their final debate.



**Chris Ungco**

Age: 20  
Occupation: student

I will vote for Deval Patrick, because I am the member of the Democratic party.

-by Anita Chang

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## Many Proposed Benefits of Protested Apartment Tower Not Yet Realized

FROM PAGE 1

Redevelopment Authority urged the developers to make more concessions, such as adding extra affordable housing units and reducing the building's scale by 5%. But the changes mostly failed to appease critics of the high-rise. And when the BRA approved the tower, the Chinese Progressive Association and a Chinatown resident filed a lawsuit to block its construction.

A few months later, the lawsuit was dropped after the city and the developers agreed to add benefits and make certain concessions to those already promised. The three parties involved — the Chinese Progressive Association, the city, and the developers — called the agreement a victory. At the time, the co-developers were Fitzgerald and Charles E. Smith. Fitzgerald later sold out of the project, and Charles E. Smith merged with Archstone Properties to become Archstone Smith.

Now, the Archstone Boston Common tower is opening its doors to tenants who will pay up to \$4,745 a month in rents. But many of the promises made years ago by the city and the developers still remain undelivered.

The Sampan has tracked the concessions and proposed benefits promised before the construction began. Their status, as construction is nearly completed on the 28-story tower, follows:

### Elderly Housing

**Promise in 2002:** Developer will create 20 to 22 units of elderly housing for the Hong Lok House at 25 Essex St.

**Status:** No housing yet developed; plan has since changed.

**Who's Responsible:** It was developer Archstone Smith's responsibility to create the housing, but the developer has since sold and traded out of the deal. A new plan has been devised that has put the development of the housing on On Luck Development's shoulders, presumably with assistance from the BRA. **What's Going On:** The parties involved — the Boston Redevelopment Authority; Archstone Smith; and On Luck Development, the owner of the elderly home Hong Lok House — redrafted the earlier elderly housing proposal. The privately reworked deal aims to create 75 new units of elderly housing in an eight story building that would replace the aging Hong Lok House and other properties on

### What About Chinatown?

On Archstone Smith's Web site for Archstone Boston Common, no mention is made of its location in Chinatown. Instead, the Web site boasts: "Archstone Boston Common in the heart of Boston, situated perfectly between the Theatre District and the Financial District lies an apartment community that brings the best of city living to your doorstep."

Essex Street. In the new plan, instead of building the elderly housing, Archstone Smith will give three small parcels of land on Essex Street to On Luck, along with foundation work and a payment of \$500,000 to be matched by the BRA.

But the revised proposal appears to be a gamble. It would require the demolition of historic properties, including the Hong Lok House and a property Archstone Smith had earlier pledged to renovate. Those properties are on the National Register of Historic Places and will likely need federal approval for demolition (see **Renovation of Historic Property** item, below).

Furthermore, the Department of Housing and Urban Development recently rejected On Luck's application for Section 202 subsidies that are needed to fund the proposed low-income elderly housing.

A HUD spokeswoman did not say why the application was rejected, but that "only the tiptop applications get funded."

Why did On Luck accept the new deal? The answers are a bit fuzzy. Ruth Moy, who runs On Luck, which is collaborating with Rogerson Communities on the proposal, says the previously promised 22 units would have been too small and too expensive to rent to elderly residents on fixed incomes. But while Liberty Place was being proposed, the BRA boasted that the 22 units for Hong Lok would be "designated for very low-income households earning between zero and 60% of area median income."

Moy also claims she overlooked the historic protections and did not know that the Hong Lok House is on the National Register of Historic Places. Yet information about the historic district is publicly available.

Lucy Warsh, a BRA spokesperson, said the new project would provide more of a benefit to the neighborhood because it would create more housing for the elderly.

Archstone Smith did not return several phone calls from the Sampan.

### Single-Room Occupancy Housing

**Promise:** Create 25-30 units of single-room occupancy housing for low-income residents, using a \$650,000 fund created by the developer, as part of a legal settlement after the Chinese Progressive Association sued to block the tower's development. **Status:** Fund apparently created but no housing built yet and no site or developer identified for the housing. But the BRA last month issued a "request for interest" seeking developers who might want to take on the project.

**Who's Responsible:** BRA with some collaboration with the Chinese Progressive Association. **What's Going On:** All deadlines for building the housing have been missed. Creating the housing faces several obstacles, such as locating a site for the project and identifying a developer who wants to build the low-

income housing.

In addition, rising construction and land costs ostensibly have devalued the \$650,000 fund that was created in 2003.

"The \$650,000...is very little," said Lydia Lowe, director of the association which signed off on the settlement agreement.

The settlement agreement states that within four months of its signing on January 21, 2003, the BRA would issue a request for proposals for the housing. It also states that the BRA will ensure that the "construction of the project commences within 24 months" — by January 21 of 2005. Neither of the two has happened yet.

Both the BRA and the Chinese Progressive Association have said that the reason for the delay in issuing the request for interest is in part because the progressive association, a small nonprofit, has been preoccupied with other work. The association says it is supposed to work with the BRA on the proposal.

Bill Moy of the Chinatown Neighborhood Council suggested the progressive association should have pushed the BRA harder for the housing.

"They could've put the bug in the BRA's ear from day one since they were so interested in [fighting Liberty Place]," he said. But, he noted, the association's "role is not that of a developer."

### Renovation of Historic Property

**Promise:** Renovate historic building at 15 Essex St.

**Status:** No renovation; possible demolition with exception of preserving facade.

**Who's Responsible:** It was Archstone Smith, but the BRA has encouraged a new plan that would lead to the building's demolition — along with additional demolition of the Hong Lok House, which is listed on the National Register of Historic Places.

**What's Going On:** Before it was called Archstone Boston Common, the tower was named Liberty Place, reflecting its location in the Liberty Tree District, an area listed on the National Register of Historic Places and linked to the "Sons of Liberty" who protested the Stamp Act of 1765.

The tower was proposed to rise far above the low-rise scale of the historic district, and it would demolish two historic buildings: the Royal Hotel on Washington Street and a property on Essex St. As a concession to preservationists — and in an agreement with the Massachusetts Historical Commission — the developer agreed to renovate 15 Essex St., which dates back to 1875 and is an example of high Victorian Gothic architecture.

In addition, the developer was supposed to restore the facade of 11 Essex St., also within the Liberty Tree District. But since the new BRA-approved plan to replace the historic properties with the proposed 75-unit elderly housing building, it is unclear what will happen to the historic structures. Will they be demol-

### Promises, Promises



**Promise:** Chinatown Resident Association will gain increased say in neighborhood developments. **Result:** Mixed. Developers present, but BRA gives little follow up on comments, say members



**Promise:** Create elderly housing. **Result:** None yet created. Newly revised plan that could give more housing, or jeopardize entire elderly housing proposal.



**Promise:** Renovate historic building at 15 Essex St. **Result:** No renovation yet; possible demolition of building with preservation of facade.

ished for the elderly housing project — another promised benefit — or saved at the expense of elderly housing?

Some preservationists say the historic structures should be preserved, while some in Chinatown say the need for elderly housing trumps the need to keep the Liberty Tree buildings.

Because the On Luck proposal promises to save the facades of 11 and 15 Essex St., the BRA promotes the deal. "This strikes a balance between creating much-needed housing and also historic preservation, preserving the character of this particular area of the neighborhood," said Warsh.

But demolishing the buildings would erase nearly all that remains of the Liberty Tree District. The Boston Preservation Alliance opposes demolition of the historic buildings, however, and the Massachusetts Historical Commission has stated that the current proposal to demolish the structures "will have an adverse effect on the Liberty Tree Historic District."

### Increased Say in Chinatown Land Use

**Promise:** In the legal settlement between the progressive association and the city, the City of Boston promised to grant the Chinatown Resident Association "a meaningful role in the review and recommendation of development and land use planning matters and Chinatown..."

**Status:** Unclear. **Who's Responsible:** The City of Boston and the BRA. **What's Going On:** When the BRA approved the development of the high-rise, it boasted the support of the Chinatown Neighborhood Council. Many detractors, however, claimed the council did not represent their views — or the views of a majority of Chinatown residents who

out of the picture, what's left are about 46 units promised to be set aside for low- and moderate-income earners. This amounts to about 10% of the total project (typically in Boston, 15% of large-scale developments are devoted to affordable housing, on site or off).

\*\*\*

Andrew Leong, an associate professor of law at the University of Massachusetts-Boston, and an activist involved in some of the protests against the luxury apartment tower, said he's not surprised that most of the promised benefits have not yet been realized.

"It really smelled, right from the get-go," he said.

Leong said he feared the worst after the tower's name was changed from Liberty Place to Archstone Boston Common.

"The minute they changed the name...the city didn't even blink," he said. "Even a symbolic promise like that was broken."

Shirley Kressel, a longtime critic of the BRA, agrees. "I'm not surprised at all because the [BRA is] always tricking people into supporting projects with these supposed community benefits," she said. "How many people have the time to follow all of the BRA's tricks?" asked Kressel, who is a former landscape architect and president of the Alliance of Boston Neighborhoods.

Even some earlier supporters of the project say they're unhappy with how things worked out.

Ruth Moy, who runs On Luck Development and the Hong Lok House, initially supported the high-rise and often invited her elderly residents to show support at development hearings for the tower. But even she suggested dissatisfaction with how the Archstone Boston Common project turned out.

"How do I feel really? When I look at [the site where the elderly housing is supposed to be built], the way it is now, I really feel bad."

Bill Moy of the Chinatown Neighborhood Council was a strong supporter of the tower. But now he questions whether the developer contributed enough to Chinatown.

"Looking back, [the developer] should have had a larger commitment to the community. They should've given back more to Hong Lok," he said.

But Moy called the new plan for the elderly housing "progress."

Archstone Smith did not return several phone calls from the Sampan.

Warsh, of the BRA, suggested that fulfilling the promises has been difficult because of the different parties involved.

"I think it's fair to say that just because of the delicate nature of [historic] preservation, and of providing housing that's much needed, and a lot of different community concerns, it's been a complicated project to get moving — on all sides," said Warsh. "It's been sort of a chicken and egg thing, where for certain things to happen, other things need to happen first."

### 46 Units of Affordable Housing

**Promise:** Create about 46 units of affordable housing.

**Status:** According to the BRA, the units have been built on Archstone Boston Common.

**Who's Responsible:** Archstone Smith **What's Going On:** Once the elderly and single-room occupancy units are taken

## Chinatown Leaders Reject Club's Expansion

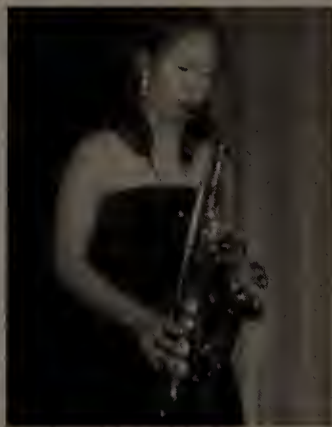
By Anita Chang

One of two remaining strip clubs in Chinatown wants to expand, and some people in the neighborhood are not happy about it.

Centerfolds is urging the Boston licensing board to allow the club to expand its entertainment space to the third floor.

During a licensing board hearing on Nov. 1 for the expansion of the club, Centerfolds' attorney, Paul E. Sporn, defended the application.

"Our target of expansion is to make our clients have more space to walk around comfortably, not to



## A Time for Grace

Teen saxophonist Grace Kelly performed for the Asian Task Force Against Domestic Violence's Silk Road Gala fundraiser on October 28.

Photo by Anita Chang

expand our capacity," said Sporn.

He also said that if Centerfolds got permission to expand the entertainment area, it would install more security cameras, pay a police detail to patrol the area, and have security staff on all the floors.

Bill Moy, the co-chair of the Chinatown Safety Committee objected to the expansion, citing public safety as a concern.

A representative of nearby Emerson College also opposed the expansion of the club.

## Dining for Orphans

By M. Thang

Harvard China Care, a student-run organization, will have a benefit dinner on November 13 to support HCC's local projects as well as its mission of improving the lives of orphans in China.

HCC has financially supported the operating costs of the SaiQi Orphanage in Fujian Province. Additionally, it

helps finance other children's homes that take care of orphans. HCC says it has raised over \$100,000 to date for orphan support, but the group says more money is needed to fund surgery requests and for its expanding programs. Locally, HCC runs a biweekly playgroup, called "Dumplings," for adopted Chinese children and their families.

Anthony Saich, director

of Harvard University's Asia Center and a professor of international affairs, will speak on "China's Social Challenges" at the dinner.

Dinner tickets are \$175 each; sponsorships start at \$3,000. The event is at the Harvard Faculty Club. For more information, e-mail yang6@fas.harvard.edu or visit www.hcs.harvard.edu/~care.

## Asian Rights Group to Survey Poll Sites in Mass.

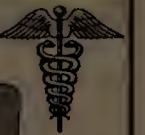
The Asian American Legal Defense and Education Fund plans to send out 500 attorneys, law students, and volunteers to survey voters at 150 poll sites in

eight states, including Massachusetts on Nov. 7. The group says it will document incidents of voter discrimination. Other states to be surveyed include

New York, New Jersey, and Maryland. Anyone who experiences discrimination at the voting booth can call the group's toll-free hotline (800) 966-5946.



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## New Leadership at South Cove Manor Nursing Home

FROM PAGE 1

home in May, grew up in Chinatown and opened his first legal office in the neighborhood.

Lui said he is drawing on his life experiences — including growing up in an immigrant family in Chinatown — to lead the 20-year-old nursing home that specializes in caring for elderly Chinese, who are vulnerable to loneliness and isolation if not surrounded by others who speak their native tongue. A majority of the 145-person staff at the nursing home is fluent in several dialects of Chinese.

Now a resident of Medfield, Massachusetts, Lui still considers himself attached to his neighborhood. In fact, his involvement since 1999 in the nursing home is not a return to the community, but a continuation of his connection to the neighborhood.

"I've always stayed connected," said Lui. "It's not a question of where your feet rest at the end of the day, but where you've walked throughout the years."

For Lui that walk started on Hudson Street in Chinatown, after his parents emigrated to the U.S. from Hong Kong in 1955 when he was about one year old. His journey through the area continued when his parents moved to Harrison Avenue, and then to Castle Square.

Over his 17 years living in Chinatown, Lui saw the neighborhood's many and critical changes. As a child he played in the construction rubble of the Hudson Street homes — including his

family's — that were demolished to make room for the construction of a highway ramp — a historic moment that forever altered the path of the community. In addition, his family was one of the first to move into Castle Square in 1963, one of the largest low-income housing complexes in the area.

He also lived through the Chinatown of yesteryear. He played ball with his friends in the streets and at the neighborhood YMCA. He joined the Boston Knights, a Chinese American athletic club, when he was a teen. He watched Chinese immigrant workers line up every day at 11 a.m. in the center of the neighborhood, waiting for a ride to work in the Chinese restaurants. His first job at age 15 was as a telegram delivery boy for Western Union, which took him walking throughout downtown.

"Every time I come into these offices" at South Cove Manor, "I drive by my old haunts," he said.

Lui's professional career includes working as an attorney for the Internal Revenue Service and an attorney for Lui and Frasca, P.C. He holds a Master's in taxation law from Boston University School of Law and is a graduate of Boston College Law School.

But Lui said his life experience, institutional memory and involvement in the Chinese American community of Boston is what helps him lead South Cove Manor.

"I never forget for a moment that I've been asked to serve on the board not as



Richard Lui

a lawyer, not because of my training, but because of my life experience," he said.

His approach to leadership, he said, is to delegate and let those with experience work the way they think is best.

"My leadership style isn't one where I speak in command from a position of greater authority," he said, noting that "there are so many talented individuals and leaders" on the board who have experience in medicine, law, running a business, and healthcare.

He stressed that he wants to "allow for separate voices [of the staff and the board] to speak," and not to work in a vacuum.

"My job really is to funnel the voices and the development of the vision," he said. "South Cove Manor has never lacked the ability to develop a strategic vision."

That vision, at least in the near future, includes the possible expansion of the 100-bed South Cove into

nearby property to allow it to serve more people, continuing a program of recruiting nurses from China, and sustaining its current level of service that has earned the nursing home high marks by state and federal regulators.

"Ten years from now when I walk into South Cove Manor, it is my hope that you would see a nursing home provider that... adds a service to the community, that is a good citizen in the community, that has expanded in scope in the Asian life experience to promote the quality of the life of the Asian elderly."

"I would hope that it would be a bigger facility.... The need remains for more beds and if the opportunity

arises to be able to grow the number of beds, to provide a larger facility, we certainly will do that."

In addition, he said, he hopes that the home's education center continues to teach the elderly and their families about healthcare.

"We're making the effort to provide education to our elderly citizens, promoting their own quality of care," he said.

Helen Chin Schlichte, who helped found the nursing home and was a long-time board president, said she's "thrilled" to have Lui as board president.

"Richard grew up in the Chinese community and has many clients in the Chinese community, and, in his very quiet way, is very well

known and respected by folks," said Chin Schlichte.

South Cove Manor board member Bill Chin said he's also happy to have Lui on board as president. Chin, who was a schoolmate of Lui's father, said Lui is "a

### Chinatown Meetings

■ The Chinatown Neighborhood Council meets every third Monday of the month, 6 p.m., at 90 Tyler St. The Chinatown Safety Committee meets every first Wednesday of the month at 10:30 a.m. at the DoubleTree Hotel.

■ The Chinatown Resident Association meets every first Wednesday of the month at 6:30 p.m. at the Josiah Quincy School cafeteria, 885 Washington St.

## INCOME TAX PREPARERS

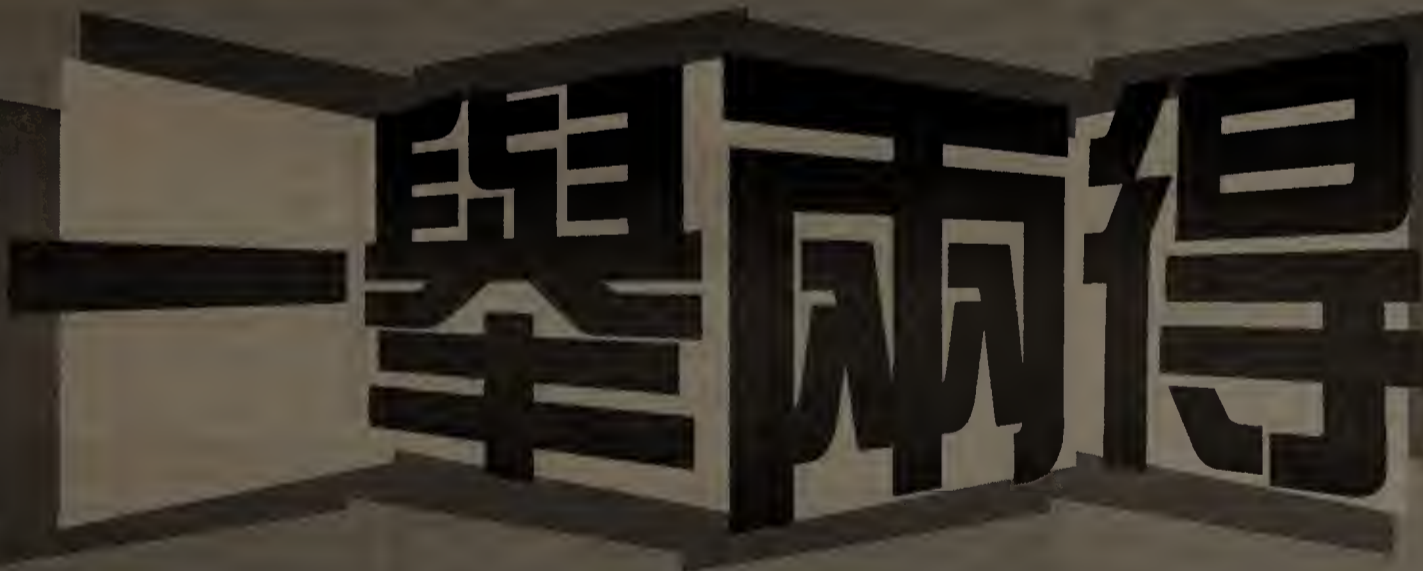
New income tax preparation company in the Wollaston area of Quincy has positions for seasonal employees (Jan. - April) to prepare individual tax returns.

No accounting experience is required; classroom and on the job training provided.

We are looking for bright articulate individuals who enjoy communicating with public. We prefer candidates who are bilingual in English & Cantonese/ Chinese.

Base pay, plus commission; great earning potential

Please forward cover letter & resume to  
[hocohr@yahoo.com](mailto:hocohr@yahoo.com)



凡於10月16日至12月15日期間內，至聯銀開設聯合支票帳戶<sup>1</sup>，除可享受多重超值優惠外，還可獲贈免費獨家好禮<sup>2</sup>！

### 超值優惠

- 免費跨行使用全球超過一百萬台自動提款機<sup>3</sup>
- 終身免費訂製個人支票<sup>4</sup>
- 每十二個月免除一次帳戶透支費用
- 購買聯合銀行本票及禮金支票手續費半價

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地址：230 Harvard Avenue, Allston, MA 02134 電話：617-738-1717

昆市分行

地址：President Plaza, 219 Quincy Avenue, Quincy, MA 02169 電話：617-328-8818



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## Sinking Boat

FROM PAGE 1

began to leak into the boat from a crack in the front caused by the collision.

"By the time the Peking boat reached the last bridge

before the finish line (in front of the Cambridge Boat House), the boat had taken on so much water that several of the rowers were knee-deep in water and could not continue to row," said Nathan Jones, who was traveling with the team.

Jones is the director of international relations for Taihe Media Investment Co., Ltd. and the Chinese Rowing Association.

"Not only was it sinking, but it was sinking in possibly the most dangerous [place]," said Alex Miele, a Boston College student who witnessed the race.

Although Jones claimed that the rescue boats arrived at the scene rapidly while the Peking U. crew started swimming toward the shore, Miele saw a different version of events.

"The whole boat, obviously in a state of panic, shot up out of their seats pulling their oars out of the water, men jumping out of the boat one by one. Only the coxswain was left stand-

ing in the boat," said Miele. The coxswain was MIT student Amy Sun, who replaced the team's original coxswain who couldn't travel to the U.S. because of visa problems, according to an article in the Boston Globe that also said the team's U.S. trip was part of a Chinese reality show.

Before the boat sank, timers at the race indicated that the Peking University rowing team was in second place, said Jones.

"Considering that the boat had been taking on water and slowing down the team from near the beginning of the course, it is quite likely that the Peking University team would have come in first place had the boat not failed them," he said.

## U.S. DISTRICT COURT

The U.S. District Court for the District of MA seeks a Customer Service Clerk for its Boston Office.

For more info:

[www.mad.uscourts.gov](http://www.mad.uscourts.gov)



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If interested, please apply by using the following link: <http://careers.wellesley.edu/wellesley/jobboard/> or mail to: Human Resources, 106 Central Street, Wellesley, MA 02481. Please reference job code SP1103.

Wellesley College is an EO/AA institution and employer. The College is committed to increasing the diversity of the college community and the curriculum. Candidates who believe they will contribute to that goal are encouraged to apply.

Visit our website at [www.wellesley.edu/HR/](http://www.wellesley.edu/HR/)

NOTICE OF VACANCY  
Berklee College of Music

Assistant Director - Faculty Development & Academic Affairs (Job Code 06-496)

The Assistant Director, Faculty Development and Academic Affairs is responsible for the implementation and management of faculty development programming in the Office of Academic Affairs. The Assistant Director coordinates faculty development events throughout the year including BTOT (Berklee Teachers on Teaching), Opening Day, and Faculty Initiative Project-sponsored programming. Additional responsibilities include faculty grants management and oversight of Academic Affairs publications including chair and faculty calendars, /fab (faculty at Berklee) newsletter, and Bulletin content.

Bachelors degree or equivalent. Excellent organizational, verbal and written communication skills. Three years experience working in an institution of higher education or arts education. Strong interpersonal skills and necessary discretion to work with confidential information. Macintosh proficiency required; working knowledge of MS Word, Calendar programs and FileMaker Pro. Website development experience preferred. Events planning experience required. Experience and ability working with faculty at professional level necessary.

Interested candidates should submit their cover letter and resume to [apply-hr@berklee.edu](mailto:apply-hr@berklee.edu) indicating only the job title and code in the subject line. No agency referrals accepted.

Berklee College of Music is committed to increasing the diversity of the college community and the curriculum. Candidates who can contribute to that goal are encouraged to apply and to identify their strengths in this area.

Berklee  
college of  
music

BHCC

[www.bhcc.mass.edu](http://www.bhcc.mass.edu)

Bunker Hill Community College

## THE COLLEGE

Bunker Hill Community College (BHCC) is a multi-campus urban institution in Boston with a second campus in Chelsea and five additional satellite sites. The College is one of the most diverse and cosmopolitan in New England with 60 percent students of color and an international population representing 94 countries. The average age of students is 28. This semester, more than 8200 credit students are enrolled in day, evening, weekend and distance-learning courses in 66 degree and certificate programs.

## DIRECTOR OF COMMUNITY EDUCATION

## WORKFORCE DEVELOPMENT CENTER

Oversee non-credit community education courses, certificate and fast-track programs, and assist with other community-based projects. Lead a college-wide effort to reach high schools, community agencies, businesses and the general population to publicize and promote the programs and services offered through community education. Develop courses in response to community needs.

## REQUIRED QUALIFICATIONS:

- Master's degree
- Proven successful experience in higher education, preferably at a community college, in continuing or community education or in education/training at community based or governmental organizations
- Knowledge of and experience with technology systems
- Demonstrated success in developing and implementing extensive outreach programs in diverse communities
- Strong analytic and problem-solving skills
- A demonstrated commitment to customer service
- Excellent written and oral communication skills
- Successful supervisory and budget management experience
- Demonstrated ability to work effectively with a diverse faculty, staff and student population

**SALARY RANGE:** \$65,000.00-\$70,000.00

The position will remain open until filled. To ensure consideration, application materials must be postmarked by November 10, 2006.

To apply in confidence, candidates should send a resume and a letter addressing the required qualifications, a copy of transcripts (unofficial is acceptable), and a list of three references including names, addresses, and telephone numbers, to: Molly B. Ambrose, Director of Human Resources and Labor Relations, Bunker Hill Community College, 250 New Rutherford Avenue, Boston, MA 02129-2925; E-mail: [bhccresumes@bhcc.mass.edu](mailto:bhccresumes@bhcc.mass.edu); Fax: (617) 228-3328.

Bunker Hill Community College is an Affirmative Action/Equal Opportunity Employer. Women, people of color, persons with disabilities and others are strongly encouraged to apply.



Bunker Hill  
Community College

Imagine the possibilities

## Events Calendar

## FESTIVALS

**WORLD of WELLESLEY - MULTICULTURAL FEST.**  
Afternoon, Sun., Nov. 5  
AT: Babson College,  
Richard Knight Auditorium  
[www.wellesley125.org/even](http://www.wellesley125.org/even)  
ts.html  
FEATURING: international foods and exhibits, Chinese Folk Art Workshop in Boston, and more

## DANCE

**"GooSayTen" BUTOH DANCE**  
"To the White, To the Sky"  
U.S. Northeast Premiere  
tour Starring Morita Itto and Takeuchi Mika  
Nov. 8, 7:30 pm  
\$25  
AT: Zero Arrow Theatre, Cambridge  
(617)451-0726  
[www.us-japan.org/boston](http://www.us-japan.org/boston)

**TRIVENI SCHOOL of DANCE**  
30th Annual Dance Recital

Classical Dances of India: Manifestations of Lord Vishnu  
Sun., Nov. 12, 1 pm  
AT: MIT, Kresge Auditorium  
FREE  
(617) 232-5485  
[www.TriveniDance.org](http://www.TriveniDance.org)  
**MUSIC of DAVID LANG**

## MUSIC

**So Percussion**  
The Anvil Chorus  
-String of Pearls  
-Little Eye  
-Cheating, Lying, Stealing  
-the so-called laws of nature  
\$18-\$35  
Fri., Dec. 1, 7 pm  
AT: Isabella Stewart Gardner Museum, Boston  
(617) 278-5156  
[www.GardnerMuseum.org](http://www.GardnerMuseum.org)

**SEE SAMPAN.ORG FOR MORE LISTINGS!**

To list an event, e-mail [sampannews@yahoo.com](mailto:sampannews@yahoo.com)

South Shore  
Elder Services, Inc.

South Shore Elder Services, Inc., a dynamic Human Services Agency has the following opportunities available for caring, well-organized individuals who enjoy working with elders.

PROTECTIVE SERVICES  
ADVOCATE (F.T. 35 HRS/WK)

Protective Services Advocate to be part of a dynamic team committed to assisting abused and self-neglected elders.

**RESPONSIBILITIES:** Include assessment, investigation, crisis intervention, counseling, community outreach and coordination of services for abused and self-neglected elders.

**QUALIFICATIONS:** MSW or related field, with one-year case management experience or Bachelor's Degree in social work or related field with a minimum of two years experience in crisis intervention will be considered. Good organizational, written and verbal communication skills and the ability to work as a team member is a must. Cantonese and Mandarin speaking candidates are encouraged to apply. Window based program knowledge a plus.

**SALARY:** \$32,405.00

CASE MANAGER  
(F.T. 35 HRS/WK)

Duties include providing in-home assessments, coordinating service plans, monitoring client progress, corresponding paperwork, data entry and statistics. Good oral and written communication skills and a commitment to teamwork essential.

**QUALIFICATIONS:** Bachelor's Degree in social work, human services, or a related field required. LSW and elder care experience preferred. Window based program knowledge a plus. Cantonese and Mandarin speaking candidates are encouraged to apply. Must have a valid MA driver's license and provide own transportation.

**SALARY:** \$27,170.00

Above positions require MA driver's license and provide own transportation.

We offer excellent fringe benefits and a pleasant working environment. Send cover letter and resume by November 6, 2006. South Shore Elder Services, Inc., Human Resource Manager, 159 Bay State Drive, Braintree, MA 02184. E-Mail: [slamb@sselder.org](mailto:slamb@sselder.org); Fax: 781-843-8279

AA/EOE

## Massachusetts Nurses Association

## Several Positions Available

**Web Site Coordinator,** produces, designs, maintains, updates, and upgrades all elements of the MNA website and other web-based communications tools in concert with MNA mission goals and objectives. Develops and implements web strategies/solutions. **Qualifi:** Bachelor's and 2 or more years experience in web site production, design, and maintenance. Exp. with HTML, JavaScript, Dreamweaver, MSO, database management. Working knowledge of basic composition, page layout, art, and presentation packages such as Excel, PowerPoint, Adobe InDesign, PageMaker, Illustrator, and Photoshop. Banner ads, streaming video/audio and shockwave capabilities pref.

**Graphic Design Services,** coordination, and implementation of all internal/external graphic arts design services to support the MNA's communications programs and local bargaining unit activities. **Qualifi:** BA in graphic arts production, with three to five years exp. in public relations, and advertising preferred. Strong graphic design and print production computer skills, including thorough knowledge of PageMaker, InDesign, Illustrator, Photoshop, Dreamweaver, PowerPoint, a must. Demonstrated design, layout, and desktop publishing competency, knowledge of print production process and exp with purchasing printing services, exp in the development and execution of design concepts for web-based communications.

**Director of Legislation and Government Affairs,** advance the legislative, public policy and political goals and objectives of the Association. Keep up to date and knowledgeable on state and national trends in health care and nursing. Monitor and analyze legislation and regulation impacting nursing and health care. Work with structural units, MNA Divisions, and members to pass or defeat legislation as applicable. Develop and implement legislative lobbying and political strategies. Serve as a registered lobbyist for the MNA. Monitor and analyze legislation and regulation impacting nursing and health care. **Qualifi:** Effective public speaker with Bachelors and advance degree pref., emphasis on Gov./Politics, and/or Public Policy.

**Labor Action Division, Assoc. Director,** carries out all activities of the Association related to labor relations and collective bargaining matters. Assist MNA local units in contract negotiations, contract administration, including the processing of grievances/arbitrations. Work with local unit leadership to improve and maintain local unit organization. **Qualifi:** Labor Relations exp minimum two years. Advanced education in labor relations, or law preferred, leadership exp required. Exp and knowledge of the health care profession and exp as a local unit leader desirable.

**Office Mgr. Region V, Permanent P/T** (8) eight hr per wk position responsible for general office manager, functions in support of the Regional Council. Attends all meetings, takes minutes, and follows-up on related activities. Prepare materials for annual meeting, committee meetings, programs, and newsletters. Maintain financial records in accordance with accounting and auditing standards. Performs other duties and functions as required through its Chair or designee. **Qualifi:** High school diploma. Proficient in MSO and other computer proficiency desirable. Graphics, Excel, Spelling and grammar competencies must be able to function with minimal direction. Previous exp in membership organization, particularly labor desirable.

**Division of Nursing Assistant,** responsible for secretarial functions must be a team player, works with Associate Director's/Director within the divisions on a variety of nursing educational activities. Minimum five years related experience (two years business school pref). Type SS wpm with proficient in MSO excellent spelling/grammar competencies and communication/interpersonal/organizational skills. Previous exp in a membership organization, preferably labor.

The Massachusetts Nurses Association (MNA) represents over 23,000 registered nurses & health care professionals. Salary commensurate with exp. Exc. benefits.

Application deadline Nov. 8th, send resume to Shirley Thompson, Massachusetts Nurses Association, 340 Turnpike St., Canton, MA 02021. Tel: 781-821-4625 x711, Fax: 781-821-4445 or e-mail [SThompson@mna.org](mailto:SThompson@mna.org) [www.massnurses.org](http://www.massnurses.org) • MNA is an AA/EOE

**MNA MASSACHUSETTS NURSES ASSOCIATION**

[www.qcc.edu](http://www.qcc.edu)

## Quinsigamond Community College

As Quinsigamond Community College gears up to meet an aggressive agenda of change for its 12,000 credit and non-credit students, we are recruiting a team of energetic men and women who are passionate about teaching and learning, integrative and expansive in their thinking and eager to assume the challenge of moving the college's ambitious agenda forward.

Nominations and applications for the following positions are being accepted

## Faculty (Spring 2007)

- Biology
- English
- Sociology
- Mathematics
- Nursing Transition
- Nursing

Qualifications for these positions and specific responsibilities and timelines are listed on our website [www.qcc.edu](http://www.qcc.edu). Positions are full time with comprehensive benefit package. Applications/resumes may be mailed to:

Human Resources, Quinsigamond Community College  
670 West Boylston St., Worcester, MA 01606  
Fax: (508) 854-4390, Email: [cyndye@qcc.mass.edu](mailto:cyndye@qcc.mass.edu)

QCC is an equal opportunity affirmative action college supporting diversity.

Harbor Health Services  
"40 Years of Excellence in Community Health"

Harbor Health Services, Inc., is a public health agency committed to providing quality comprehensive healthcare to all in our community regardless of ability to pay. We are currently seeking the following professional to join our team.

## Perinatal Case Manager

20 hours per week with benefits

Provide assessment, advocacy and referral to prenatal and pediatric patients. Working closely with providers and other staff, develop, implement, evaluate, assess and modify care plans and activities, assess and refer clients to other appropriate services.

**Qualifications:** Bachelor's in social work or related field, excellent communication skills, ability to network with community resources, exp. w/medical terminology. Medical Interpreter certification, case management and bilingual English/Vietnamese preferred.

Interested candidates, please forward your resume to:

Harbor Health Services, Inc.  
398 Neponset Ave.  
Dorchester, MA 02122  
Attn: Human Resources  
Fax: (617) 282-7928  
Email: [jtranford@hhsl.us](mailto:jtranford@hhsl.us)  
EOE



HEALTH

Defense Against Diabetes

By David M. Lee

Diabetes is among the top ten leading causes of death in the U.S., and the fifth leading cause of death in Asian Americans and Pacific Islanders between the ages of 45 and 64. If left unchecked, diabetes can lead to sudden complications such as heart disease, stroke, blindness, nerve damage, kidney damage, and increased risk for amputations.

While diabetes occurs in people of all ages and races, some groups have a higher risk for developing diabetes than others. For example, type-2 diabetes is more common in African Americans, Latinos, and Asian Americans, compared to whites. Risk for diabetes also increases with age, with those over 40 considered to be at higher risk. Some other important risk factors include: a family history of diabetes; being overweight, having high blood pressure or high cholesterol, smoking, and inactivity.

Diabetes is not caused by eating too many sweets or sugary foods, and may have more to do with the intake of foods with high fat content.

Signs of diabetes include: unusual thirst; frequent urination (especially at night); feeling very hungry or tired; losing weight without trying; having sores or wounds that heal

slowly; dry, itchy skin; losing feeling in the feet or having tingling in the feet or blurry eyesight. Someone with diabetes may experience many of these symptoms, or possibly none at all. Diabetes can be diagnosed by a simple lab test of a person's blood sugar levels after they have not eaten for eight hours. Finding out you have diabetes can be scary. But you should not panic. Diabetes is serious, but people with diabetes can live long, healthy, happy lives by taking a few simple steps:

Maintain a healthy weight.

Being overweight puts you at higher risk for diabetes. **Get regular exercise.** Walk, swim, bike, dance, or choose an activity you enjoy. **Eat healthy.** Make healthy food choices and cut down on fatty and fried foods. Eat more fruits, vegetables, and whole grains, and use "good" fats (like olive and canola oil). **Quit smoking.** Besides the fact that smoking can cause lung cancer and emphysema, smoking has been shown to increase the risk for diabetes by as much as 12%.

To learn more about risk factors for diabetes or

ways to reduce the risk, visit the American Diabetes Association at [www.diabetes.niddk.nih.gov/intro/](http://www.diabetes.niddk.nih.gov/intro/). You can also find a diabetes risk test available at [www.diabetes.org/risk-test.jsp](http://www.diabetes.org/risk-test.jsp).

*This article was funded by the Asian Health Initiative of Tufts-New England Medical Center.*

Election is November 7 Don't Forget New Polling Sites

Voters in Ward 3 Precinct 8 must now vote at the Community Room of the Metropolitan, entering from 38 Oak Street. For voters in Ward 5, Precinct 1, the polling site is the Franklin Institute's auditorium at 41 Berkeley St.

Having trouble finding the Asian arts & culture scene? See [www.sampan.org](http://www.sampan.org) for events listings.

Coffee shop help wanted Part time-morning hours Tel: 617-788-6209

VISIT SAMPAN.ORG

After-school Group Leader

PT position avail. in Chinatown non-profit. The after-school Group Leader is responsible for supervising children during recreation, academic, homework, field trips, etc.

Required qualifications: High school graduate (BA preferred); exp.working with school age children. Bilingual English/Chinese (preferred).

Send resume, cover letter by 11/10/06 to: BCNC HR- Group Leader., 885 Washington Street, MA 02111 or e-mail to: [cynthia.wong@bcnc.net](mailto:cynthia.wong@bcnc.net)

Quincy Housing Authority

The Quincy Housing Authority has employment opportunities available. A completed Quincy Housing Authority Application and Resume may be submitted to Kathleen M. Healy, Administrative Assistant, Quincy Housing Authority, 80 Clay Street, Quincy, MA 02170, until 4:00 p.m. on November 17, 2006.

Admissions Clerk

This position involves working with applicants, residents and managers to process applications and select applicants for housing and help resolve problems that arrive in connection with housing applications. Must be able to understand regulations and statutes relating to housing admission and occupancy and understand and work with numbers and statistics. Must be computer literate in word processing, spreadsheet and database programs; have good writing skills and customer service skills; be able to perform under pressure. General office experience is required, along with two years of college education in human services related subjects or three years experience in related position required. Starting salary is \$32,097, with a \$1,500 increase after one year, plus benefits.

Rental Assistance Housing Search Specialist

This position includes providing a high level of professional support to families receiving rental assistance vouchers and certificates by locating and securing appropriate safe and sanitary rental units for participants in its Rental Assistance Program. He/she will coordinate housing search activities within the Authority and interact with other agencies and landlords, and provide additional support to the Department as needed. Candidates must be a high school graduate and/or possess a GED with three years experience in a related position. Prior experience working with landlords and tenants required. Must have the ability to travel throughout the city of Quincy and its surrounding communities. Starting salary is \$30,287, with a \$1,500 increase after one year, plus benefits.

ROSS Homeownership Program Coordinator

This is a very responsible and sensitive temporary position, the duration of which is dependent upon grant funding. The incumbent is responsible for the development and management of the Authority's Homeownership Program. The incumbent will also be responsible for developing and maintaining systems for monitoring the progress of program participants. Such systems will also support any reporting requirements of the grant. Previous experience in real estate sales and/or mortgage processing would be helpful. Bachelors Degree in Social Work, Education or related field preferred with two years experience, or Associates Degree or two years college with five years experience in related position. Starting salary is \$36,907.31, with a \$1,500 increase after one year, plus benefits.

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99 Dartmouth Street, Malden 02148  
傳真: 781-324-7856  
[aswain@ymcamalden.org](mailto:aswain@ymcamalden.org)



[www.bhcc.mass.edu](http://www.bhcc.mass.edu)

Bunker Hill Community College

THE COLLEGE

Bunker Hill Community College (BHCC) is a multi-campus urban institution in Boston with a second campus in Chelsea and five additional satellite sites. The College is one of the most diverse and cosmopolitan in New England with 60 percent students of color and an international population representing 94 countries. The average age of students is 28. This semester, more than 8200 credit students are enrolled in day, evening, weekend and distance-learning courses in 66 degree and certificate programs.

DIRECTOR OF LEARNING COMMUNITIES (GRANT-FUNDED)

- Leads the design and development of learning communities at BHCC;
- Develops a comprehensive professional development and training program for faculty and staff participating in learning communities;
- Acts as liaison with Student Services to achieve unified student support services for learning communities;
- Coordinates faculty Design Teams;
- Prepares monthly progress reports for the Grant Coordinator;
- Serves as liaison with DOE responsible for required reports, site visits and meetings.

REQUIRED QUALIFICATIONS

- Master's degree, doctorate preferred;
- 3 years of experience at the post-secondary level in learning communities, counseling, advising or teaching;
- Demonstrated ability to work effectively with a diverse faculty, staff and student population;
- Successful project management experience;
- Excellent verbal, written and interpersonal communication skills.

SALARY RANGE: \$65,000.00-\$70,000.00

ASSISTANT TO THE DIRECTOR OF LEARNING COMMUNITIES (GRANT-FUNDED)

- Assists the Director of Learning Communities in working with faculty and student learning community participants;
- Participates in training and orientation of faculty and student participants;
- Handles day-to-day operations, such as scheduling and registration;
- Assists in the development of promotional and informational materials;
- Assists in the preparation of reports and data.

REQUIRED QUALIFICATIONS

- Master's degree;
- 3 years of experience on the post-secondary level in counseling, advising, or teaching;
- Demonstrated organizational abilities;
- Excellent verbal, written and interpersonal communication skills;
- Demonstrated ability to work effectively with a diverse faculty, staff and student population.

SALARY RANGE: \$45,000.00-\$50,000.00

DIRECTOR OF INSTITUTIONAL RESEARCH (GRANT-FUNDED)

- Conducts research and analysis to inform College decision-making, support integrated planning, measure institutional effectiveness and provide information regarding accountability;
- Provides data and research to support the work of the College's academic and administrative divisions;
- Works with the Director of Learning Communities in developing assessments, gathering data, and preparing reports related to Title III goals, objectives, and performance measures.

REQUIRED QUALIFICATIONS

- Master's degree in a relevant field, doctorate preferred;
- Demonstrated knowledge of social science research methodology, statistical methods, data collection, analysis and interpretation;
- Experience with relational database systems;
- 3 years experience in institutional research, preferably in higher education;
- Demonstrated understanding of outcomes assessment in higher education;
- Strong analytical skills; excellent written, verbal, and presentation skills and outstanding desktop software skills;
- Experienced user of SPSS, SAS or similar statistics packages;
- Ability to prioritize and manage multiple projects;
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X4C2P-110306V1-A3MA

# 大同村居民住客大會 為實現「居者有其屋」支持大同村購買案

大同村居民會在上個月 30 日晚所舉行的住客大會中，討論由居民會向紐英崙中華公所購買大同村的相關事宜。會議討論後，購買案獲絕大多數出席居民的贊成。

這項會議由大同村居民會會長余仕昂、司徒慶羨、英文秘書周樹昂以及大同村居民會的顧問 Peter Munkenbeck 主持。

余仕昂首先敘述大同村的歷史，「大同村於 1973 年建築竣工。中華公所在 1994 年購買此物業時，市府重建局文件內文將來售予居民的計劃。中華公所在 2004 年發出信函重述將在

公平價錢，維護低租及保留泊車場發展權的條件下出售。中華公所並於 2005 年簽署同意書，同意僅與大同村居民在合乎 2004 年發出信函中所列條件，單獨商議交議。大同村居民會在今年 5 月至 8 月提出符合條件的購買提案。但中華公所提出意向書的期滿之日 - 9 月 30 日以前，未向大同村居民會作任何答覆」。

聯誼會的購買方案包括：以 450 萬元現金購買大同村物業；中華公所保留擁有泊車場合理的發展權；大同村居民會依然保有與今同數的泊車位；大同村物業將永遠保持可負擔性；租金

只會在入息增加時才加租；在購入之後會籌集一千萬元後即維修大同村物業；由居民們選出大同村居民理事會來控制大同村物業。

一位老太太問到，「要是居民會買回大同村，她是否就能把所居住的單位留給兒子？」Munkenbeck 回答，「居民並不是以『個人』身分擁有大同村物業。而是以大同村居民理事會作為一個團體，按照聯邦住宅與都市發展部(HUD)的規範來經營管理大同村物業。

對出席民眾問到購入大同村之後居民會籌集的一千萬元修繕費用，是否會轉嫁至住客的房租上，Munkenbeck 回答，「這一筆錢是無息貸款，目前 HUD 每年撥發一百萬元給大同村作為維修之用，未來這筆錢將用來還貸款。」

居民聯誼會強調，若能說服中華公所以合理條件出售大同村，屆時將對住客產生『三贏』：居民將能完全掌控關於大同村物業之決定；立即以一千萬元進行修繕工作，提升居民居住品質；以及永久保持低房租，並由低收入者居住。

當天出席會議者約一百多人，決大多數同居民會購買大同村的計劃。

照片說明：亞裔反家庭暴力工作小組(The Asian Task Force Against Domestic Violence)於上個月 28 日晚間，假波士頓卡普里廣場的 The Westin 大飯店所舉辦的『第十三屆絲路籌款晚會』中，頒發傑出領袖獎給麻州國會參議員 Edward M. Kennedy(圖右)，以表彰他對移民權益奮鬥的精神。

當晚活動包括各式無聲拍賣、現場義賣、印度舞蹈表演及餐會等，吸引超過六百名各界人士參加。亞裔市議員尹常賢亦親自主持認捐活動，為該機構的「庇護之家」(Safe House)計畫募款。亞裔反家庭暴力工作小組 24 小時雙語熱線為 (617) 338-2355。(圖、文：張孟筠)



士類出現截期 (2005 年 10 月 05 日)。

## 移民動向 十一月綠卡排期 親屬移民紛紛前進

11 月移民截期，親屬移民的各類優先都有進展。職業移民的護士類出現截期。

### 親屬移民類：

第一優先 (公民的成年未婚子女)：移進將近一年 (2001 年 4 月 22 日)。

第二優先：2-A 類 (永久居民的配偶及未成年子女)：移進四個月 (2001 年 9 月 01 日)。2-B 類 (永久居民的成年未婚子女)：移進一個月

(1997 年 2 月 01 日)。

第三優先 (公民的已婚子女)：移進三周 (1998 年 11 月 15 日)。

第四優先 (成年公民的兄弟姐妹)：世界一般國家移進五周 (1995 年 10 月 22 日)；中國大陸出生的移進 11 周 (1995 年 4 月 22 日)。

### 職業移民類：

全球第一、二、四、五優先都有現成名額；第三優先的護

中國大陸出生的第二優先 (具先進學位或特殊能力者)：移進二周 (2005 年 4 月 15 日)。

全球及中國大陸出生的第三優先一般類 (技術勞工、專業人員)：前移二個月 (2002 年 7 月 02 日)。

全球及中國大陸出生的第三優先其他類 (無技術勞工，如：管家、保姆)：前移四個月 (2001 年 5 月 01 日)。



大同村居民會舉行大同村購買說明表決會議

## 展示 創新與 傳統

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# 戰勝糖尿病

糖尿病為美國十大死因之一,而在年齡介於四十五歲到六十四歲之間的亞裔美國人與太平洋島民中死因更高居第五名。根據國家衛生研究院 (National Institute of Health) 最新的估計,在美國就有二千零八十萬人罹患糖尿病。然而讓人驚恐的是,在這之中有三分之一的人(六百二十萬人)甚至不曉得他們已罹患這個讓多人稱為 " 沉默殺手 " 的疾病。

儘管有這些統計數字,但是許多人並不認為糖尿病是多致命的,因為事實上大部分的病例並沒有生命威脅。然而如果你置之不理的話,糖尿病是有可能引起突發性併發症,例如:心臟病、中風、失明、神經病變、腎臟病變,甚至增加截肢的風險。

雖然糖尿病可發生於各年齡與各種族之中,但還是有某些族群的人比其他族群有更高的風險機率。例如,相較於白種人,糖尿病 II 型常見於非裔美國人、拉丁美洲人與亞裔美國人之中。糖尿病的風險亦隨著年齡增加,那些超過四十歲的人就被認為在高風險之中。另外其他重要的風險因子還包括有:

- 過高的體重或身體質量指數(BMI)
  - 高血壓
  - 高膽固醇
  - 少運動
  - 抽煙
- 與大多數人想法相反的是,糖尿病並不是因為吃了太多糖果或是甜食引起的,而是攝取太多高脂肪的食物。如果你有糖尿病的話,你有可能會感到:
- 異常的口渴
  - 頻尿(尤其是夜間)
  - 感覺非常飢餓或是疲倦
  - 體重減輕
  - 身上的傷口疼痛難以癒合
  - 皮膚乾燥發癢
  - 雙腳失去知覺或雙腳有刺痛感
  - 視力模糊

有些糖尿病患者可能會有上列這許多症狀或是一個都沒有。在禁食八小時之後所做的血糖檢驗可診斷出是否有糖尿病。

知道你有糖尿病與否是讓人害怕的,但你不需要過度恐慌。糖尿病雖然是嚴重的,但經由下列幾個步驟仍可讓糖尿病患者有長久、健康、快樂的生活:

- 維持健康的體重
- 體重過重是高風險
- 家族中有罹患糖尿病者

的。減輕五到十磅有助於降低風險,而這都可以由生活的更加活躍與吃的更加健康來達到的。

**有規律的運動**

走路、游泳、騎自行車、跳舞或是與你的小孩一起嬉戲...挑選任一個你所喜愛的活動。每天只要三十分鐘適量的運動能減少一半以上罹患糖尿病的風險。

## 健行樂無窮 竟是溶入主流試金石

11 月 2 日波士頓公共衛生局健行專員瑪利姐 (Mary Jane Williams) 蒞臨南街 145 號華人醫務中心健康教育部會見鄰舍健覺「母親精進坊」健行成員。其中也有幾位母親的另一半父親共同參與,大伙兒分享健行的樂趣,其樂無窮。

鄰舍健覺「母親精進坊」是一群熱心社區的母親與華人醫務中心健康教育部陳斌華的共同設計,主要經費由波士頓公共衛生局鄰舍健覺及愛滋病宣傳教育贊助。

陳斌華指出:課程由 9 月 7 日開始,讓參加者對健康、暴力及愛滋病等問題有初步的瞭解,並讓有志出外工作的全職母親裝備自己,學習實用英語,任何時間踏入社群一展身手。9 月 25 日起,因尊重母親們的寶貴意見,配合鄰舍健覺計劃,將課程分開兩節,首節學習實

**健康的飲食**

選擇健康且少脂肪少油炸的食物。多吃水果、蔬菜、全穀類及使用 " 好的 " 油脂 ( 像橄欖油與菜籽油)。

**戒煙**

除了抽煙會引起肺癌與肺氣腫之外,抽煙也已顯示有百分之十二的機率會增加罹患糖尿病的風險。

用英語,分享健行,運動,營養,肥胖,大都會頭條等課題,隨後出外健行,沒有特定的方向,反正就是一小時,去到邊學到邊,見山是山 (Mountain is Mountain), 見水是水 (Water is water)。見 car 是 car, 見 mini van 是 mini van, 見 truck 是 truck。一個刺激,一個反應。學習起來,事半功倍。再為了適合他們的真正需要,10 月 23 日星期一起增加「入籍班」活學英語會話培訓。意外收穫是每星期都有學員找到工作,融入社群。

瑪利姐與「母親精進坊」健行成員交換意見,並讚揚她們的遠見及魄力。華人醫務中心拓展部主任李關慶萍對這群積極力爭上游,面對困難,開開心心的互相支持與鼓勵的積極健行成員,讚不絕口。同時深刻體會只要有好的環境,適

在一個由國家衛生研究院 (National Institute of Health)資助的研究中指出,一些小改變像是增加身體的活動量、更健康的飲食計畫、減重十到十五磅...有百分之五十八參與研究的糖尿病高風險者都能避免糖尿病的發生。

要了解更多的糖尿病風險因子與降低風險的方法,可進入美國糖尿病協會 (American Diabetes Association) 網 站 www.diabetes.niddk.nih.gov/intro/; 下列網站也提供糖尿病風險測試 www.diabetes.org/risk-test.jsp。

(原文:David M. Lee 翻譯:龐文貞)

**華美醫療保健專欄**  
由紐英崙醫療中心亞裔健康教育計劃贊助

當的推廣及教育,人人都可以發揮所長。

「母親精進坊」現已進行。時間是逢星期一、二及四上午十時至十二時,地點是南街 145 號,英語會話培訓主題繼一般職業、侍應服

波士頓公共衛生局健行專員瑪利姐, (華人醫務中心拓展部主任李關慶萍,「母親精進坊」聯絡人陳斌華及鄰舍健覺「母親精進坊」健行成員合照



務後,是期主題是「見山是山,見水是水」,務求精進坊的母親,活學活用,溶入主流社會。對這項活動有興趣的人士可致電 617-521-6716「母親精進坊」聯絡人陳斌華。

## CONCORD AFFORDABLE HOUSING LOTTERY

December 19<sup>th</sup>, 2006

### 3 AFFORDABLE HOMES

1 One-Bedroom Unit - \$ 143,000 (*Local Preference*)  
One Two-Bedroom Unit - \$ 154,200 (*Local Preference*)  
One Two-Bedroom Unit - \$ 154,200

### Concord Commons

95 Conant Street, Concord, MA

Designed with respect for Concord's rich history and beautiful colonial architecture, Concord Commons offers the best of contemporary, maintenance-free living. Households must have income at or below 80% of the Area Median Income

**The Income Limits for Households are as follows:**  
1 Person - \$ 46,300    2 Person - \$ 52,950  
3 Person - \$ 59,550    4 Person - \$ 66,150

Applicants must have at least as many household members as bedrooms to be eligible for the lottery. Households qualify for Local Preference if one of the household members is currently an employee in Concord, a resident of Concord, or has a child in the Concord Public School System.

The Homes will first be ready for occupancy in February and May 2007. Applications and Information available at the Concord Offices of the Planning Board and The Concord Free Public Library.

A PUBLIC INFORMATION WORKSHOP will be held on **November 22, 2006** Offices of the Planning Board, first floor meeting room, 141 Keyes Rd, Concord, MA at 7:00 PM

**Completed Applications and Required Income Documentation must be *received*, not postmarked, by December 11<sup>th</sup>, 2006**

For Questions Call (617) 876-5919 And Leave A Message.

## Affordable Rental Opportunity Emerson Place Affordable Units

(One & Ten Emerson buildings within the Charles River Park Complex)

### 19 Units total

Located at One & 10 Emerson Place

Number of Units	Type	Sq. Ft	HH Size	Maximum Rent*	Income Limit*
8	Studio	575	1-2	\$1,301	Up to 90%
8	1BR	700	1-2	\$1,487	Up to 90%
3	2BR	1100	1-4	\$1,673	Up to 90%

\*Heat and hot water included, tenant pays electricity.

### Maximum Income Per Household Size

HH Size	Maximum Income 90%
1	\$ 52,970
2	\$ 60,570
3	\$ 68,130
4	\$ 75,690

**Applications must be picked up in person only from Equity Residential Properties Management Corp.  
5 Longfellow Place, Boston, MA:**

Sunday, November 12 through Wednesday, November 22, 2006  
Monday through Saturday 10 a.m. – 6 p.m.  
Sundays from 10 a.m. to 5 p.m.

**Deadline for completed applications:**  
In Person only by 6 p.m., Wednesday November 29, 2006

Selection by lottery.  
Income limits apply.  
Preference for West End Urban Renewal Displacees for up to 50% of the units.  
Preference for Boston Residents, and Households with at least one person per bedroom.

For more information or reasonable accommodations, call Rich Lucas, Equity Residential Properties Management Corp. 617-973-2201



Equal Housing Opportunity

# 亞裔：不見得是少數族裔的健康模範

哈佛研究報導指出亞裔的壽命長。但這故事還有另一面。

上月當哈佛一項關於壽命的研究報導上新聞時，標題指出「亞裔最健康」且「亞裔女性壽命最長」。

那些報導，雖然符合一些案例，卻也誤導讀者。佔全國人口數一千萬人的亞裔並不一定是少數民族的健康模範。他們也不見得能被稱為健康長壽的一群。

醫學雜誌 - PLoS Medicine, 上月發行的哈佛

研究報導中，研究員檢驗全美 3,141 郡的死亡率。研究標題為「美國：美國各民族及地區差異的死亡率調查」其中研究員以民族，各民族收入，人口密集度及殺人案件率來分析各郡。他們將國內人口分成下列的「美國有八份 (Eight Americas)」：(1) 亞裔 (不包括夏威夷及阿拉斯加人)；(2) 北部鄉村低收入白人；(3) 中部美國人 (不包括在類別 1. 內的亞洲人)；(4) 阿拉巴契亞、密西西比谷地低收入白人；

其它 "Americas" 的死亡率相比「亞裔維持驚人的優勢」。

但亞裔是由不同層次的人口組成。有些亞裔經濟狀況不佳有些則相當富裕。有些擁有學士學位有些則連高中都尚未畢業。亞裔包括窮困的難民以及富有的移民還有在美出生的亞裔。各種不同背景的人口擁有不同的英語能力，吃不同的食物，且生活習慣也不同。任何一項因素都能造成亞裔健康狀況上的差異，尤其是醫療保健之管道，癌症與糖尿病風險，和是否吸煙。

## 不說英語的不利之處

不會講英語的人很難維持身體健康，由於缺乏品質良好的照顧及醫療服務。不只是亞裔移民，說其他語言的少數民族也有此虧損。新英格蘭醫學雜誌二〇〇六年，七月二十，發行的一項研究報導指出英語不流利的拉丁裔病人在找尋醫療保健服務時常遇到困難。根據健康日新聞 (HealthyDay News) 報導指出他們得不到足夠的疾病預防保健服務，且他們不太會遵循指示用藥。有語言溝通障礙的氣喘病童較常需要使用呼吸管及特別護理。由於醫護人員對於文化差異的變通能力不足，除了翻譯外他們無法提供更完

善的照顧，這對移民的健康狀況及疾病預防保健造成一大威脅。雖然不良的生活及飲食習慣能導致健康水平低落，但加強醫護人員的文化知識及變通能力能幫助改善情況並預防更高的醫療經費。

例如：Fred Hutchinson 癌症中心的研員發現，若醫療人員利用相通的語言及習俗來和病人溝通，他們能提升低收入華裔接受結腸直腸癌審查的比率。

Cancer 雜誌出版，健康日新聞報導：一位會多種語言的門診醫師以中文勸告許多華裔病人，使他們接受結腸直腸癌審查的意願提升了六成。

根據 Asian American Network for Cancer Awareness, Research and Training, (AANCART) 的研究發現 -- 對亞裔來說，結腸直腸癌排名「常患癌症」的第二位，且是致命率第三高的癌症。「對於華人，結腸直腸癌是致命率第二高的癌症。」AANCART 首要調查員 Moon S. Chen, PHD, MPH 教授說。

## 亞裔的癌症情況

對於亞裔來說，癌症所造成的死亡率極高，不只是結腸直腸癌。位於 Sacramento, CA 的 UC Davis 癌症中心，癌症差異研究的副主任 Chen 表示，「事實上，癌症是亞裔及太平洋島嶼裔的一大死因，但全美唯有此二種族為如此。」Chen 沒有參與「Eight Americas」研究。

心血管疾病是亞裔的第二大死因

在所有隸屬於亞裔的人種中日裔患得結腸直腸癌及子宮癌的比率最高，且這兩種癌症均為第一大死因。AANCART 表示。死於結腸直腸癌比率第二高的為華人。患結腸和直腸癌存活率倒數第二的為菲律賓裔 (美國原住民存活率為倒數第一)。

「日裔女性患乳癌新案件的數目最高」Chen 說，「但就亞裔整體來講患得肺癌，前列腺癌，及乳癌的案件日漸高升。」

肺癌及支氣管癌在越南裔人民間最普遍，但此二癌症所造成的死亡率以華裔為最高；兩個民族的吸菸率均偏高。前列腺癌所造成的死亡率則以菲律賓裔為最高。

具有傳染性的癌症也以高數目波擊亞裔，尤其使肝癌及子宮頸癌。感染慢性 B 型肝炎通常是造成亞裔患肝癌的原因。透過性行為傳染得人類乳突病毒 (HPV) 則是造成子宮頸癌的主因。若不及早發現治療以上兩中癌症均有致命的危險。

相對的越裔女性也非常容易患子宮頸癌，患得機率比白人女性高達五倍。越裔女性應將巴氏子宮癌檢驗視為必要的防範措施並及早發現治療。

## 亞裔患糖尿病的人數高

美國內另一向折磨亞裔的疾病為糖尿病。糖尿病易導致眼盲，腳腿截肢，腎衰竭甚至死亡。波士頓 Joslin 糖尿病中心主任 George L. King 醫師表示，美籍亞裔得二類糖尿病的機率比一班美國大眾高出 50% 至 200%。身為 Joslin 亞裔糖尿病門診創辦人的 King 醫師表示，亞裔極少得容易影響

孩童的一類糖尿病。

糖尿病對亞裔最具埋伏性的威脅，因為亞裔在不過胖不過重的情況下還是比其他人容易得糖尿病。國立聯邦糖尿病教學方案調查顯示，在西雅圖的日本裔得二類糖尿病的機率比非西班牙裔的白人高出 200% 至 300% 倍。

由於亞裔食用較多的飽和脂肪及反氏脂肪，King 預測在未來十至二十年內糖尿病及心血管疾病的病例將增加。他說，「飲食習慣是關鍵。」

## 社交吸煙

如同亞裔糖尿病率，吸菸率也逐日上升。亞裔的三大死因是癌症，心臟病及中風 (事故傷害為第四，糖尿病第五)，吸菸是一大風險。

Chen 表示，「東南亞移民男性的吸菸率偏高造成肺炎氾濫。」亞洲和太平洋島嶼移民女性吸菸率也不低 -- 英語能力越好吸菸率越高。

英語能力卻在男性人民中造成反效果，英語越流利的男性越不易吸煙。「這顯示對文化的適應能造成健康 (男性) 及不健康 (女性) 的效果，」Chen 說。

亞裔移民吸煙者的行為是許多不同因素所造成的 -- 某些文化對不吸煙者的鄙棄，且國內沒有能深入各文化的恰當禁菸方案。舉例來說，Temple 大學，亞裔健康中心的 Grace Ma 觀察發現，許多文化鍵定給予他人一根菸是個一種友善的行為來幫助交談；只有能深入各文化的恰當方案才能有效提昇少數民族的健康水準。

(作者：Mary Thang  
翻譯：張愛琪)

## TOWN OF NORTON

"Arrowhead Village"  
Affordable Housing Lottery  
New Single Family Homes  
\$162,000-\$185,000

Lottery applications are available at:  
Town Hall 70 E. Main St, Norton  
Norton Library 68 E. Main St, Norton  
Applications also available Online:  
[www.DelphicAssociates.com](http://www.DelphicAssociates.com)  
and [www.Chapa.org](http://www.Chapa.org)  
Available for income eligible buyers

Info. Workshop 11/21/06  
Lottery Drawing 12/27/06  
Both events at 7:00 pm at  
The Norton Town Hall  
70 E. Main St., Norton

Applications must be received by 12/20/06  
Contact Delphic Associates for more  
information at 508-994-4100



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18	1br	\$434-1097	1-2	30%-60%
8	2brs	\$523-1289	2-4	30%-60%
1	3brs	\$602	3-6	30%

## 家庭最高收入

家庭人口	30%	50%	60%
1	17,700	29,450	35,340
2	20,200	33,650	40,380
3	22,750	37,850	45,240
4	25,250	42,050	50,460
5	27,250	45,400	54,480
6	29,300	48,800	58,560

\*在收入認證之前，該家庭收入要求有可能會根據新頒發的 HUD 收入限制而進行調整。

申請表格必須在以下時間、地址領取並上交  
Nuestra Properties, 391 Dudley Street, Roxbury, MA 02119  
2006年12月4日(週一)至 2006年12月15日(週五)  
週一至週五上午10點至下午4點

\* 12月6日(週三)以及12月11日(週一)上午10點至下午7點

\* 12月9日(週六)下午12點至3點

填寫完整的申請表格必須在以下時間前遞交至以上地點  
2006年12月15日(週五)下午4點，請親自遞交

## 抽籤選擇

3間單元優先考慮需要殘疾人設施的家庭

5間單元優先考慮由HomeStart或其他服務無家者機構推薦的無家者

要求至少一人一間臥室

如需更多詳情和建議

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Malden - 頂樓大公寓4 睡房, 2 臥室, 1 浴室, 近公共汽車站, 近 88 超市, \$234,900  
Malden - 很大的 4 家庭, 好的投資機會, 可轉做公寓, 20 睡房, 4 臥室, 4 浴室, 6 車庫, 近地鐵, 學校和超市, \$769,000  
Malden - 大很好保養兩家庭, 12 個房間, 6 個臥室, 4 個浴室, 4 個車位, 走路距離去地鐵, \$489,000  
Newton - 大型 4 睡房, 一睡房套房, 美麗的河流量觀, 此鎮最實惠, 低廉管理費包含暖氣及熱水, \$260,000  
Quincy - 華麗, 年代近及大型的單家庭殖民地屋, 建造於 1986 年, 位於著名的 Adams St 區, 10 睡房, 3 睡房, 2 1/2 臥室, 優點難以詳述, 不容錯過, \$739,900

## 食譜一則 - 香菜肉末餅

1. 香菜梗洗淨，切小段備用。
2. 豬絞肉與所有調味料充分拌勻，加入香菜梗段拌勻，即為香菜肉末餡備用。
3. 燙麵麵糰分割成每個約 50~60 公克的小糰，抹上少許油，用手掌壓成圓扁狀的麵皮，包入適量香菜肉末餡，收口捏緊並朝下靜置，鬆弛 20 分鐘備用。
4. 平底鍋倒入 2 大匙油加熱，餅收口朝下放入鍋中，從鍋邊開始放起，中間最後放入，以中火將餅半煎半炸至熟，煎時蓋上鍋蓋，煎至兩面呈金黃色即可。

布魯克林  
多家庭屋  
\$569,900

位於"布魯克林入口"地區排屋式樣  
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Mike

電話: 617-448-0685

# 社區簡訊

## 社區公告

•南灣社區議會委員公選將於11月26日(周日)上午上午9時至下午5時在華埠永豐銀行 (Sovereign Bank)舉行,今年選舉的八名議會成員中三名來自社區居民,一名來自華埠和南灣社區的代理機構,兩名選自華埠商戶,兩名將為熱心服務社區的參選者。至於選自社區組織的議會成員席位今年無空缺。議會成員中除了選自商家的委員任期一年之外,其餘六名成員的任期全部為三年。

負責籌畫選舉事務的 Shirley Lee 表示, 欲參選者在本月27日前都可填表參選,三處領取表格地點在夏利臣街 (Harri-son Avenue) 262 號的 Chinatown Cafe; 夏利臣街 135 號的聖詹姆士教堂 (St. James Church); 以及位於夏利臣街 177 號的「Harrison Cafe」。

•暖氣補助計劃即日起至明年四月三十日接受申請。申請資格為波士頓、Brookline 及 Newton 居民符合收日限制的家庭。詳情或預約申請可洽華美福利會 617-426-9492。

## 進修機會

•你是否對汽車維修、建築維修或辦公室文員的職業感興趣? 華美福利會職業培訓班目前招生中,2007年1月開課,需連續上6-8個月的培訓。低收入合法居民可申請免費培訓。

入學考試日期為每週二,早上十一點。如預知更多詳情,請洽華美福利會 617-426-9492 內線 212 鄧小姐。

華美福利會位於華埠天滿街兩百號 (200 Tremont Street, Boston, MA 02116) www.aaca-boston.org。

•華美福利會提供之成人英語入籍班將於十一月底開課,課程以國語教授,一期共十二星期,時段分別為:1.)逢週一上午:9:00--11:00. 內容:美國歷史,政府結構,填寫 N400 入籍表格等等。費用:\$100 2.)逢週三及週四下午:4:00--5:30。

內容:英語會話,聽寫句子,面試練習等等。費用:\$160. 若有意報名請帶綠卡及社會安全卡至華美福利會。(天滿街 200 號) 或致電: 617-426-9492 按 0 字查詢。

## 座談演講

•波士頓公立圖書館將於11月16日(周四)下午2時30分至3時30分,在總館研究圖書館一樓會議室 (Re-search Library, 1st Floor, Conference Room, 面對

Dartmouth 街) 舉行中文讀書討論會。該館邀請中文讀者一起討論李敖所著的「胡適評傳」。讀者可到通用圖書館一樓諮詢台 (面對 Boylston 街)取書。有關查詢可洽陳貴英(Kay Chen)或楊慶儀 (Caroline Young) (617) 536-5400 分機 2339。

•大波士頓區中華文化協會 (GBCCA) 藝文小集將於11月5日(周日)晚間6時45分,假文協中心(437 Cherry St., West Newton) 舉行月會。將邀請蔡逢庚主講「經典詩詞」。

藝文小集召集人王子仁表示,蔡逢庚雖是專業工程師,但對中外古典文學涉獵甚深。

在會中,他將精選唐詩多首,闡述其與中國歷史、地理、文物的緊密關係,也將介紹日本俳句的起源與韻律。活動公開,查詢可洽王子仁(781)334-6203。

•大學助學金及貸款制度講座 -- 介紹美國助學金及貸款制度,包括申請資格及辦法,並開放給聽眾詢問相關疑難。主講人:張曉青 Annie Zhang (TERI 大學資訊中心資深高等教育顧問) 講座地點: 華美福利會(AACA),天滿街 200 號(200 Tremont St.) 時間: 2006年11月29日,12月20日,或2007年1月17日皆為星期三下午3

點。免費參加,國語講解,中英文問答。

## 藝術欣賞

•為讓美國民眾有機會一睹台灣自然風光與民俗文化風采,「駐波士頓台北經濟文化辦事處」特別與羅德島州「黑石河旅遊中心」(Blackstone Valley Tourism Council)合作,即日起至十一月26日假該中心合辦「綺麗台灣」攝影圖片展,歡迎民眾踴躍前往參觀。

「經文處」新聞組表示,這次展覽共蒐羅36幀台優秀攝影家最具代表性的攝影作品參展,內容分為「自然的台灣」與「文化的台灣」兩大類,包括東北角海岸奇岩地形、花蓮太魯閣壯麗大理石峽谷、綠島夏日、澎湖海灣、台北與高雄都會風貌、南方澳漁港風情及新年燈會、媽祖出巡、原住民豐年祭、中華美食、各項藝術節等,充分表現台灣的自然風光與雅緻文化。

按「黑石河旅遊中心」是由麻州與羅德島州州政府、保育團體及地方民間組織聯合常設的單位,負責推廣黑石河流域旅遊與生態環境教育推廣工作,也是每年9月「台灣日龍舟賽」主要合辦單位之一,今年才獲得聯合國國際旅遊組織 (World Tourism Organization, UN, WTO) 頒發有旅遊界諾貝爾獎之稱

的「Ulysses 金質獎座」。

「黑石河旅遊中心」開放時間為每日上午9時至下午5時,地址在175 Main Street, Pawtucket, Rhode Island 02860, 電話為 (401) 724-2200。經文處新聞聯絡人:宋永福秘書

•第三屆楊樹學生國畫展將於11月4日至19日,在劍橋市三佛中心 (950 Massachusetts Ave., Cambridge)舉行。國畫家楊樹的24名中美學生將展出學習成果。

該展覽的開幕茶會將於11月4日(周六)晚間5時30分至7時30分舉行。畫展開放時間為周二至周六上午11時至下午6時,周日下午1時至6時。

•麻州慈濟人文學校將於11月5日(周日)上午10時,在該校 (99 McMahon Rd., Bedford, MA)舉辦「真善美花道」人文講座。

由黃素玲主講示範,並介紹中國插花的源流形式、藝術造形,以及由慈濟釋德普師父結合中國背景和靜思語而自創的「慈濟流派真善美花道」。

活動免費公開,查詢可洽(617)492-2166。

•為了紀念不久前去世的圓號演奏家謝曉鳴,

由謝曉鳴在波士頓和紐約的音樂界好友們主辦的「抒情和諧 -Dolce 音樂會」,將於11月10日在波士頓大學音樂廳舉行。

該音樂會將由世界著名圓號獨奏家 Eric Ruske 領銜,特邀紐約獲獎鋼琴家何琦與孫亞子,以及波士頓地區男高音段小毅、男中音何志遠聯合演出。

生於北京的謝曉鳴,1983年畢業於北京中央音樂學院,之後擔任中國廣播交響樂團首席圓號。謝曉鳴1982年在首屆北京圓號比賽中得到第一名。

謝曉鳴1985年到美國學習,於1990年在美國費城天普(Temple)大學得到學士學位。1993年在波士頓大學得到碩士學位後定居波士頓。在每年夏季,謝曉鳴在 Tanglewood 教授圓號,並在 Newport Music Festival 演奏

室內樂。後於1998年紐約 Brass conference 大賽中獲得冠軍。

2000年謝曉鳴回到中國大陸繼續音樂事業。就在謝曉鳴的音樂事業如日中天時,不幸被診斷罹患癌症。一個多月前傳來謝曉鳴去世的噩耗。好友們決定續辦音樂會,為紀念他並幫助他的父母償還為治療而欠的債務。

音樂會將於11月10日晚8時,在波士頓大學美術學院音樂廳舉行。票價有20、30元兩種,四川飯莊和倭家寨代理售票,演出當日也可現場購票。詳情可電郵至 dolceconcert@yahoo.com 查詢。

## 3 處可負擔公寓

Edward' s Harbor View  
50 Rantoul St., Beverly, Ma

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Beverly 公眾圖書館

Beverly 市政府

或寫信至:

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P. O. Box 955

No Andover, Ma. 01845

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2人- \$52,950      4人- \$66,150

公眾信息發佈會

Holliston 市政廳, 10/18 晚6時

另有其他要求

申請表可在以下地點領取:

Holliston公眾圖書館

Holliston市政廳

或寫信至:

P. O. Box 955, North Andover, Ma. 01845

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亦可電郵至: [balancing@jterealtyassociates.com](mailto:balancing@jterealtyassociates.com)

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古蹟建築物的翻修

承諾內容:翻修益石街十五號

目前狀況:翻修工作未曾進行。目前有華埠發展商欲剷除此古蹟。

責任歸屬:原本為 Archstone-Smith 發展商的承擔。但在重建局的允許下, Archstone-Smith 發展商已在這個承諾項目脫手,所接手的發展商為建老人公寓而欲剷除此古蹟建築物。

Archstone Boston Common 之前的名稱爲「自由廣場」。這個名稱反應它所坐落的地點 - 一個列於國家史蹟名冊的自由樹區域(Liberty Tree District)。自由樹區域與 1765 年抗議英國殖民政府強徵印花稅的自由之子有關。

儘管有了反映歷史價值的名稱,自由廣場發展商仍計劃興建比歷史建築物高出許多的豪華住宅大樓,並剷除坐落於預定地的歷史建築物即華盛頓街上的皇家酒店及益石街 19 號的古蹟建築物。爲了與古蹟維護團體如麻州歷史委員會(Massachusetts Historical Commission)妥協,發展商同意翻修那棟可追溯到 1875 年,並被稱爲維多利亞哥德式建築(Victorian Gothic architecture)典範的古蹟樓 - 益石街 15 號。發展商也承諾要翻修自由樹區域的益石街 11 號古蹟建築

物。

然而自從發展商改組換人並研究過地形狀況後,改變了當初的承諾,而把這個古蹟區域,交由康樂樓自行發展。康樂樓業主也因此有了擴建的計劃。重建局發言人 Lucy Warsh 表示,「康樂樓擴建計劃的發展商,承諾將翻修益石街 11 號及 15 號之古蹟建築物的樓面。這對華埠住宅的需求及古蹟的維護提供了平衡的解決之道。」

但康樂樓擴建計劃在爭取聯邦經費的支持在日前卻被拒絕了。康樂樓擴建計劃中,要剷除古蹟以興建老人住房。但要得到拆除古蹟的批准並不容易。

康樂樓擴建計劃發展商接受了土地,也接手了是否該保衛歷史古蹟的難題。當部份華埠人士認爲興建老人住房必捍衛古蹟重要,古蹟維護團體認爲發展商不該脫手翻修古蹟建築物的責任。

華埠居民會在社區事務上得到發言權

承諾內容:華埠居民會獲波士頓市政府認可,並在社區事務上有評論及推薦的權利  
目前狀況:混淆  
責任歸屬:波士頓市政府

當市府重建局批准了豪華住宅大樓的興建計劃時,也明述

華埠居民會有社區議會的功能。在訂下這項妥協之前,只有南端 / 華埠社區議會在社區發展論點上能扮演市政府顧問的角色。部份華埠居民及團體對這個社區議會表示不滿,因爲這個議會的執委並不單純是華埠居民組成,居住在麻省其他區域的亞裔及華埠商家佔了多數比例。

華埠居民會表示,他們是純脆由華埠居民所組成的團體,華埠居民是直接受到發展計劃影響的人。

在協議同意書下,華埠居民會被賦予社區議會的功能如被預早通知發展計劃,能夠及早與發展商及市政府等有關人士一起討論,並對所有發展華埠計劃及華埠土地使用計劃作審

Archstone Boston Common 今已完工



核。

對於這項承諾的實施,華埠居民會的梅月嫦表示,「這些社區發展計劃會及早呈現在我們面前。但是我們的評論卻鮮少被相關單位重視。」

前進會主任駱理德表示,「一方面,我們對發展商會尋求居民會對社區計劃的意見表示欣慰。但另一方面,我們對居民會所提出的論點是否得到重視表示質

## 美順樓的新鄰居會影響居住環境?

一日本餐館 Exotic Grille and Sushiu 業主有計劃於美順廣場 80 號開業。住有多數爲亞裔耆老的老人公寓 - 美順樓,因緊臨這個店面而與這個日本餐館預定地共有同樣的門牌號碼。

美順樓的耆老近日得知將與日本餐館『共處一屋』,而憂慮居住品質會受影響。

美順樓的物業管理公司表示,日本餐館預計於六個月內開幕。

負責美順樓物業的聯邦管理公司(Federal Management Company)主任 Richard Henken 表示,「我們清楚地瞭解美順樓 127 位耆老的需要,並將他們的意見放在優先考量的位置。」

然而,因其八十歲的祖母住在美順樓的 Peter Lau,在看到於上週末波士頓先鋒報(Boston Herald)刊載有關 Exotic Grille and Sushiu

疑。」

46 個平價住宅單位

承諾內容:豪華住宅大樓內設 46 個平價住宅單位

目前狀況:重建局表示發展商在豪華住宅大樓內設了 46 個平價住宅單位

責任歸屬:Archstone Boston Common 發展商

當時市政府規定,大型住宅計劃必須包含至少 15% 的平價住宅。波士頓重

日本餐館將於美順樓開業的文章十分憂慮,「美順樓的隔壁建築物四樓是一豪華飯店,曾聽說耆老抱怨住所會聞到廚房油煙味及食客的吵雜聲。如今同座建築物的一樓及地下室,又將有多達 500 個坐位的大型日本餐館入住,對美順樓耆老的居住品質無疑有負面的影響。」Lau 繼續,「多數美順樓的耆老,是不懂英文的亞裔移民。他們對這個餐館開業的計劃並不知曉。」

Henken 表示,「Exotic Grille and Sushiu 日本餐館預定地,是在餐館歸劃區內(zoned for food service)。這附近也有許多餐館坐落,我們相信 Exotic Grille and Sushiu 會是個遵守政府衛生規定的好商家。」

Lau 發起反對日本餐館在美順樓開業的簽名活動,

建局近期回應本報的問題時答,「Archstone Boston Common 發展商將在豪華住宅大樓內設了 46 個平價住宅單位。」

【舢舨中文版將於下一期刊登社區活躍人士,對發展商承諾的看法】

已得到 80 多位美順樓耆老的連署。

華人前進會近日得知這個消息,前進會主任駱理得並在署名給市政府的電子郵件中表示,「大樓管理公司已與 Exotic Grille and Sushiu 業主簽訂合約,但還未得到開業許可。我們希望住在美順樓的耆老們能在餐館獲得營業許可之前,能有表達對居住環境可能因餐館營業而有髒亂、噪音及治安破壞的問題表達意見,並獲得重視。」

(舢舨記者)



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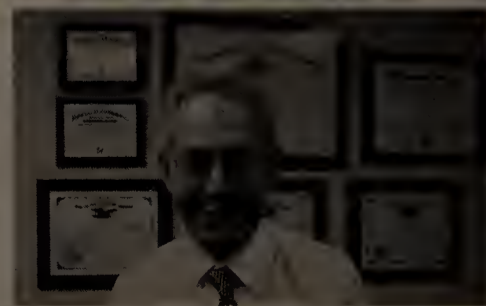
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# 【專題報導】 發展商誠信危機 華埠居民受愚弄？

雖有波士頓市政府的支持，豪華住宅大樓 - Archstone Boston Common 在動工前受到廣大社區團體及居民的抗議。爲了平息抗議人士的不滿，發展商與華埠團體簽訂妥協計劃書。如今這座豪華住宅大樓已在華埠落成，不過發展商當年向社區所做出的種種承諾如提供老人住宅、翻修歷史古蹟，還未呈現。

當時名爲自由廣場 (Liberty Place) 的 Archstone Boston Common 在市政府官員的見證下於 2002 年八月得到興建允許令，支持者相信這個計劃能驅逐色情行業、增加波士頓所需的住宅單位，進而穩定華埠社區。

另一方面，這個興建計劃曾是許多華埠團體及居民的眼中釘。包括華人前進會在內的社區激進團體擔憂，豪華住宅的興建將會哄抬華埠的房價及租金。

再者，反對者不滿此計劃違背華埠主計劃 (Chinatown Master Plan) 的樓高限制。

這興建豪華住宅大樓的計劃在社區引爆贊成及反對兩方人馬的爭論不休。雙方意見爭執不下，反對的群體在街上遊行，並稱此計劃的發展商只顧單方利益：當時此計劃的共同發展商 W.

Kevin Fitzgerald 稱持反對立場的社區激進份子爲『城市恐怖分子 (urban terrorists)』，並無憑無據地指責他們切斷自來水幹管。如今已不再牽涉此興建計劃的 Fitzgerald 後來撤回他對反對者不實的控訴，並對『城市恐怖分子』的不當用詞道歉。

波士頓萬寧諾市長及重建局紛紛勸告發展商對社區做出些許的讓步，例如增加平價住宅單位及將住宅規格縮減 5%。但這些讓步仍無法平息反對民眾對此計劃的不滿。

華人前進會及一華埠夏里臣街居民遞交了一份法律訴訟案，以凍結興建計劃的進行。

三個月後，這個訴訟因市府及發展商同意增加對華埠的福利及增加妥協內容而被撤消。

雖有部份人士批評這樣的妥協內容太便宜發展商了，華人前進會、市政府及當時的發展商 Fitzgerald and Charles E. Smith 仍稱這個妥協同意書是一個『勝利』。

如今，擁有 439 個住宅單位的 Archstone Boston Common 已完工，發展商並已進行房客招攬的工作。

以下是當初名爲自由廣場

的 Archstone Boston Common 在開工前，給予華埠社區的數點承諾：

**老人住房單位**  
當初的承諾：發展商將為康樂樓增加 20 到 22 個老人住房單位  
目前的狀況：所承諾的老人單位仍未落實。此項協議計劃也遭變更。  
**責任歸屬**：原本是自由廣場發展商的責任。但發展商改組換人後，此項妥協內容也變更。如今因讓出自由樹部份土地，而將增建老人住房的責任轉嫁給康樂樓擴建計劃發展商。

自由廣場 (Liberty Square) 的發展商當初在獲

准動工時，曾允諾要爲康樂樓增建 20 到 22 個老人住房單位。但該計劃的發展商改組換人後，新發展商研究過地形狀況，決定放棄代建老人住房單位的做法，取而代之的是把康樂樓旁的一塊地，交由康樂樓自行發展。再者，發展商及波士頓重建局都願意各撥款五十萬元給康樂樓作新計劃之用。

康樂樓業主在接受新的協議後，計劃將原有 28 個老人住房單位的康樂樓舊樓剷除，並連同從 Archstone Boston Common 發展商得到的地段，擴建成擁有 75 個老人住房單位的康樂樓新樓。

康樂樓擴建計劃必須



反對的團體在街上遊行，並以鬧劇比喻自由廣場發展商只顧單方利益的心態。(本報檔案照)

拆除地段上的幾棟歷史建築物。而這些建築物因名列於國家史蹟名冊 (National Register of Historic Places) 中，要得到拆除許可並不容易。

波士頓維護聯盟 (Boston Preservation Alliance) 聲明反對這些歷史古蹟的拆除。

康樂樓擴建計劃的發展商目前在申請聯邦政府房屋住宅局 (Department of Housing and Urban Development) 的 202 項目 (section 202) 之資金補助時，被拒絕。

康樂樓業主梅伍銀寬說，由 Rogersin Communities 及康樂樓業主組成的康樂樓擴建計劃發展商將繼續尋求計劃進行的方法，但此時不方便陳述。

**單間住房**  
當初的承諾：發展商撥款 65 萬元在平價的單間住房之興建

目前的狀況：還未被落實，也沒有明確的興建地點或發展商。波士頓重建局於上個月針對這個單間住房計劃提出徵求發展商的公告。  
**責任歸屬**：主要為波士頓重建局。華人前進會有追蹤進度的權利與義務。

住屋計劃的籌建面臨幾項困難，如尋找預定地及徵尋願意興建低收入住屋的發展商。

然而，這項計劃的拖延導致的土地價格及興建成

本的上漲。2003 年所承諾的住屋計劃六十五萬元的價值今以不復在。

參與跟自由廣場發展商簽訂妥協同意書的華人前進會執行主任駱理德表示，「六十五萬元用在住屋計劃的籌建實在是非常不足。」

被問到什麼是吸引發展商接下這個住屋計劃的誘餌，波士頓重建局的發言人 Lucy Warsh 回答，「我們希望有一地產業主能視這個計劃爲投資機會外，更視這個計劃爲回饋社區的好機會。」

因有地點及發展商的雙重不確定因素，這個住屋計劃的落實時間表也未確定。重建局日前訂下發展商申請承包此計劃的截止日期爲今年 12 月 12 日。重建局及華人前進會皆表示，尋求此計劃的發展商之步驟托延是因爲前進會還未有機會專注在相關的議題上。華埠 / 南灣社區會議的共同協調人陳灼鑒表示，「他們 (前進會) 應該更積極追蹤發展商在單間住房的計劃進度。」

但據當初所定的協議內容，大部份工作應是由重建局承擔 - 在 2003 年 1 月 21 日起的 4 個月內，重建局應發出徵求此住屋計劃發展商的公告，而此住屋計劃的工程應在 24 個月內展開。

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